



**Village of Commercial Point
Council Meeting Minutes
May 17, 2021**

Mayor Goldhardt called the meeting to order at 8:24 pm. Administrative Assistant Baldwin took roll call with the following members present: Mr. Mitchem, Ms. Joiner, Mr. Grassel, Ms. Wolfe, Ms. Geiger and Mr. Thompson.

A motion was made to approve the May 3, 2021 Regular Meeting Minutes by Ms. Joiner and seconded by Ms. Wolfe. All were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee discussed Ordinance 2021-16. He said he would recommend that Council take a vote one way or the other on this ordinance tonight.
- C. Police Chief's Report – The monthly report was sent electronically to Council. Ms. Joiner said she found the quote on the GPS reasonable and would like to move forward having those installed on all of the Police vehicles. Mr. Thompson said he would like to see those purchased by the next meeting. Chief Jordan said he will not be able to have both cars done by the next meeting. Mayor Goldhardt asked if they want them placed in every cruiser since we will probably be getting rid of one cruiser next year. Council agreed to all vehicles with the exception of Chief Jordan's, due to the age of the car and possible replacement.
- D. Village Administrator's Report – Administrator Crego advised Council that Utility Superintendent Thompson will be leaving the village. He said the road repairs on the last schedule have been completed and he will begin a new list for areas in need. He discussed signs in the neighborhood parks and he is looking into it. Ms. Joiner mentioned a stop sign on Chestnut Drive does not have a crosswalk painted on the road. She also discussed communication when road repairs are scheduled with impacted residents. There was discussion regarding sidewalks throughout the village. Mr. Mitchem asked about a flashing stop sign across from the park. Administrator Crego said that he will look into it.
- E. Village Engineer's Report – The Village Engineer was not present.
- F. Zoning Administrator's Report – Administrator Kuzelka discussed concerns surrounding a local goat farm and the surrounding residents.
- G. Fiscal Officer's Report – The Fiscal Officer was not present. The Fund Status Reports were sent electronically to the Council.

Legislative Reports:

- A. Tracy Joiner -She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Aaron Grassel – He had nothing to report at this time.
- E. Jason Thompson – Mr. Thompson asked for an update on the Walker Road improvements. Mayor Goldhardt advised Sands Decker is currently looking at it. The engineer who previously was looking at the project had to back out due to their workload.
- F. Nancy Geiger - She had nothing to report at this time.



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Citizen Comments:

Ms. Lisa Oliver addressed council regarding the increased semi-truck traffic on State Route 104 and Durrett Road. She said with the rezoning, it concerns her with the additional traffic. She said there is drainage that goes into their pond from State Route 104 and the fields and she is concerned with the rezoning, possible chemicals used that may be draining into their pond and impacting the wildlife. She said there has not been a traffic impact study completed.

Mr. John Hepburn said he looked into the ordinances and saw no environmental studies on this rezoning and asked if it had been completed and could he obtain a copy of it.

Kyle Smith asked if there had been a wildlife study, what was going to be done with the storm runoff, what will be done with the wetland in the south-west corner of Durrett Road and State Route 104, what will be done to keep the ground water safe since all of the adjacent residents are on well water, how will they be compensated if their wells get contaminated and if a traffic study had been completed to represent the proposed use.

Glen Step asked about the clean up this weekend and Shred Day. He asked about notification for the zoning meeting. Mayor Goldhardt advised him that the meetings are the 1st and 3rd Monday of each month. Mr. Step asked council to think about the rezoning and please vote no.

Legislation

First Reading:

Ordinance 2021-17 AN ORDINANCE TO REZONE 281.817 +/- ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO FROM GENERAL COMMERCIAL AND LOW DENSITY RESIDENTIAL (R-3 RESIDENTIAL) TO LIMITED MANUFACTURING.

Mayor Goldhardt did a first reading, title only.

Ordinance 2021-18 AN ORDINANCE ACCEPTING THE FINAL PLAT OF EXCHANGE WAY AS PRESENTED BY COI RICKENBACKER INDUSTRIAL LAND LLC.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the remaining readings by Mr. Thompson and seconded by Mr. Grassel.
Roll Call Vote: Ms. Geiger - Yes, Mr. Thompson - Yes, Ms. Wolfe - Yes, Mr. Mitchem - Yes, Mr. Grassel - Yes and Ms. Joiner - Yes. The motion was passed.

A motion was made to adopt Ordinance 2021-18 by Ms. Joiner and seconded by Mr. Mitchem.

Roll Call Vote: Ms. Geiger - Yes, Mr. Thompson - Yes, Ms. Wolfe - Yes, Mr. Mitchem - Yes, Mr. Grassel - Yes and Ms. Joiner - Yes. The motion was passed.

Second Reading:

Ordinance 2021-16 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR, VILLAGE ADMINISTRATOR, AND PLANNING AND ZONING ADMINISTRATOR TO ENTER INTO A REVISED AND RESTATED AGREEMENT WITH WJHOH LLC (WJH LLC) REGARDING EXTENSIONS OF CERTAIN CERTIFICATES OF ZONING COMPLIANCE FOR CONSTRUCTION IN THE GENOA CROSSING SUBDIVISION, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a second reading, title only.

Solicitor Cartee explained to Council that everything in the previous agreement would remain the same except for these seven houses. Ms. Geiger asked for confirmation there are only 7 houses. WJH attorney said he verified there are only 7 houses in which they are asking for a thirty-day extension. Mr. Mitchem said he has a concern that all of the houses will not be completed in thirty days.

A motion was made to waive the remaining readings by Mr. Grassel. There was no second and the motion died.

Mayor Goldhardt advised Council that there may need to be a special meeting called since this was the second reading and the current agreement expires before the next regularly schedule council meeting.



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Mr. Thompson said he is opposed to any Special Meetings being called for this item and Ms. Joiner agreed. WJH's attorney addressed council. He respectfully asked for them to suspend the readings and vote tonight. He said the construction has been making good progress. Mr. Grassel asked if he can explain why they need to come back for an extension. WJH's attorney said after the initial extension, there was permitting to be done with the county, which was a delay. He said they brought crews in from different states to help with progress. There was more discussion about the other homes not being completed as well.

Tabled Ordinance:

Ordinance 2021-12 AN ORDINANCE ADOPTING A PLAN OF REORGANIZATION FOR THE VILLAGE OF COMMERCIAL POINT POLICE DEPARTMENT AND AMENDING SECTION 236.01 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT.

Solicitor Cartee advised if council does not remove this from the table tonight, it dies and will need to go through the three readings again.

A motion was made to remove the ordinance from the table by Ms. Geiger and seconded by Mr. Grassel.

Roll Call Vote: Ms. Geiger - Yes, Mr. Thompson - Yes, Ms. Wolfe - Yes, Mr. Mitchem - No, Mr. Grassel - Yes and Ms. Joiner - No. The motion passed.

A motion was made to adopt Ordinance 2021-12 by Mr. Thompson and seconded by Mr. Grassel.

Roll Call Vote: Ms. Geiger - Yes, Mr. Thompson - Yes, Ms. Wolfe - Yes, Mr. Mitchem - No, Mr. Grassel - Yes and Ms. Joiner - No. The motion passed.

Additional Items:

Mayor Goldhardt reminded Council that the Village Shred Day is Saturday, May 22, from 9:00 a.m. to 12:00 p.m.

A motion was made to adjourn by Mr. Thompson and seconded by Ms. Wolfe. All were in favor, the motion passed and the meeting was adjourned.

Allan D. Goldhardt, Mayor

Wendy Hastings, Fiscal Officer